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COLLEGE HOUSE, NEW COLLEGE  
PARADE  
FINCHLEY ROAD  
LONDON  
NW3 5ES

\*Video Tour Available\*

We are pleased to offer this very spacious 1 double bedroom flat located within a few minutes walk from Swiss Cottage and Finchley Road Tube Stations.

The flat benefits from spacious living accommodation, large double bedroom with fitted wardrobes, large reception room, fully fitted kitchen and a superb large roof terrace.

LEASEHOLD

**ASKING PRICE** £550,000

SUBJECT TO CONTRACT



## FEATURES

- Spacious one bedroom
- Superb location
- Large roof terrace

VIDEO TOUR:

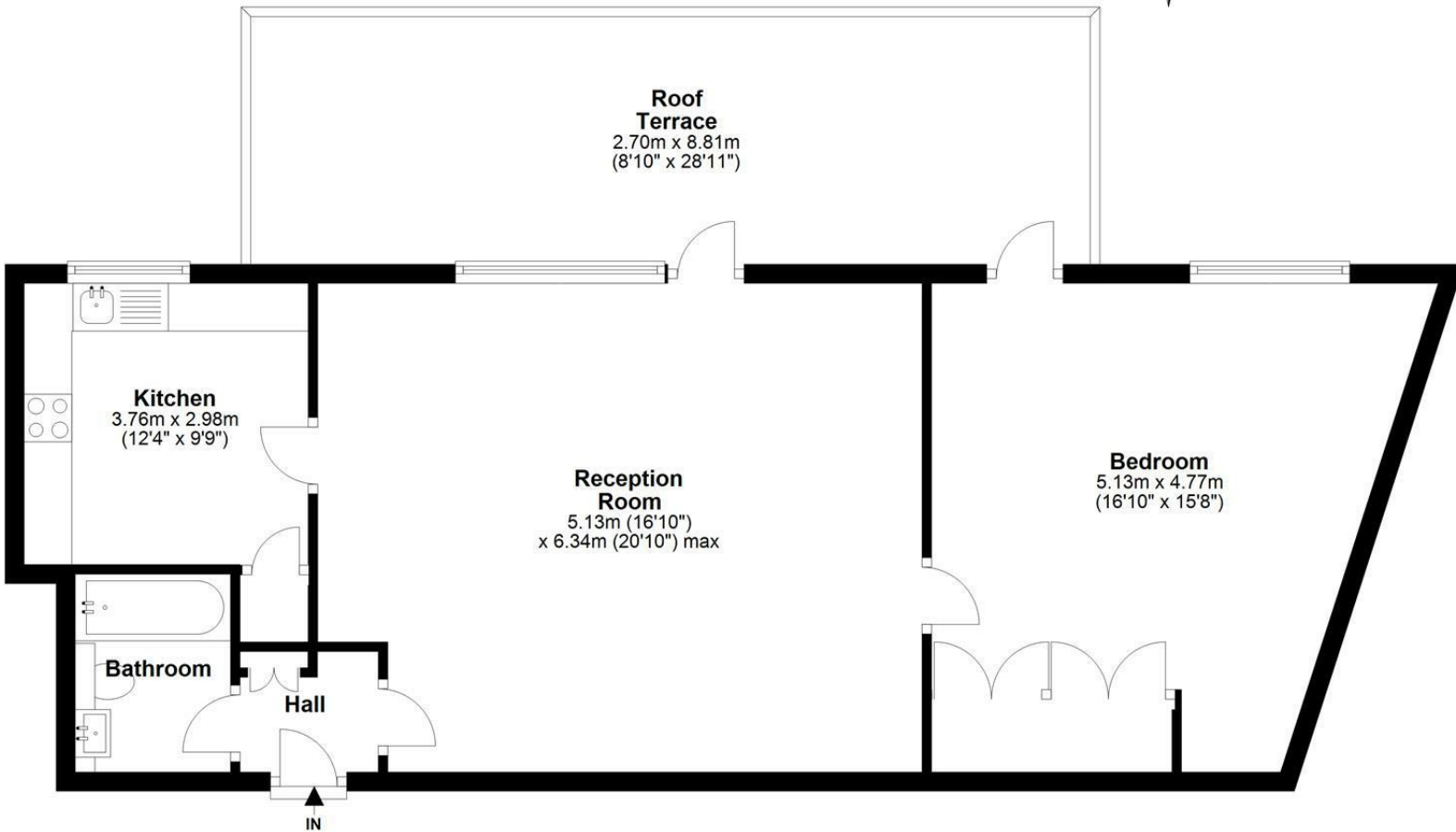
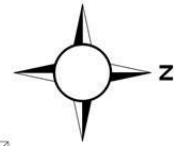
SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX: D

## Second Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 70.6 sq. metres (760.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates